Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 71/151 Fitzroy Street, St Kilda Vic 3182

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	St Kilda
Period - From	01/10/2023	to	31/12/2023		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	51/151 Fitzroy St ST KILDA 3182	\$445,000	19/12/2023
2	25/62 Wellington St ST KILDA 3182	\$412,000	31/01/2024
3	31/64 Fitzroy St ST KILDA 3182	\$410,000	06/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/02/2024 14:44









Property Type: Apartment Agent Comments Indicative Selling Price \$400,000 - \$440,000 Median Unit Price December quarter 2023: \$600,000

Comparable Properties



51/151 Fitzroy St ST KILDA 3182 (REI)



Price: \$445,000 Method: Private Sale Date: 19/12/2023 Property Type: Apartment Agent Comments



25/62 Wellington St ST KILDA 3182 (REI)



Price: \$412,000 Method: Private Sale Date: 31/01/2024 Property Type: Apartment

31/64 Fitzroy St ST KILDA 3182 (REI/VG)

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Agent Comments

Agent Comments



Price: \$410,000 Method: Private Sale Date: 06/12/2023 Property Type: Unit

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Account - Cayzer | P: 03 9699 5999



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